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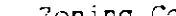
92-20-A

**#16 PETITIONER'S EXHIBIT 7**

**PETITIONER'S**  
**EXHIBIT 4**

**PETITIONER'S  
EXHIBIT** 5

receprecep

Very truly yours,  
  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

September 11, 1991

S. Eric DiNenna, Esquire  
409 Washington Avenue, Suite 600  
Towson, MD 21204

RE: Item No. 16, Case No. 92-20-A  
Petitioner: June Stolins, et ux  
Petition for Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. June Stolins  
12121 Lodi Green Fibre  
Glen Ave, MD 21057

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

Your petition has been received and accepted for filing this 24th day of July, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: June Stolins, et al  
Petitioner's Attorney: S. Eric DiNenna

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: July 25, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: June Stolins, Item No. 16

The petitioner is requesting a Variance to permit a 50 ft. width in lieu of the minimum 55 ft. required. Staff has the following comments on the above request:

In instances such as these, staff's primary concerns are:

1. What is the impact on adjoining property?
2. Are adequate front, side and rear yard setbacks being provided on the site?
3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on the deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.
- Any applications for building permits shall include a copy of the site plan and the commissioner's "Findings of Fact and Conclusion of Law," provided by the applicant.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM16/ZAC1

*Rec'd 7/31/91*

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

Date: August 28, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Fanni

SUBJECT: Z. A. C. comments

Z. A. C. MEETING DATE: July 23, 1991

This office has no comments for item numbers 11, 12, 13, 14 and 16.

*Rahee J. Fanni*  
Rahee J. Fanni  
Traffic Engineer II

RJF:bza

*Rec'd 7/31/91*

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

JULY 24, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JUNE STOLINS AND PHILLIS PREDHOEFF  
AND LOUISE ANDERSON

Location: #7609 OLD HARBOR ROAD

Item No.: 16

Zoning Agenda: JULY 23, 1991

Comment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *John Kelly* 7-24-91  
Noted and Approved: *John Kelly* 7-24-91  
Planning Group  
Special Inspection Division

JR/YEF

*Rec'd 7/25/91*

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: August 1, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for July 23, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 11, 12, 14, 15 and 16.

For Item 13, the previous minor subdivision comments are applicable.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E.  
Developers Engineering Division

RWB:c

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>John H. Grier</i>	<i>7609 Old Harbor Rd. 21204</i>
<i>E. F. Schneider Jr.</i>	<i>7611 Old Harbor Rd. 21204</i>

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<i>William H. Grier Jr.</i>	<i>7609 Old Harbor Rd. 21204</i>
<i>E. F. Schneider Jr.</i>	<i>7611 Old Harbor Rd. 21204</i>

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *11* Date of Posting: *7/24/91*

Posted for: *June Stolins and Phillis Predhoeff and Louise Anderson*

Petitioner: *June Stolins and Phillis Predhoeff and Louise Anderson*

Location of property: *7609 Old Harbor Road, Towson, MD 21204*

Location of Sign: *7609 Old Harbor Road, Towson, MD 21204*

Remarks:

Posted by: *John Kelly* Date of return: *7/24/91*

Number of Signs: *2*

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *7/22/91*.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

*S. Zeke Olson*  
S. Zeke Olson  
Publisher

*7/22/91*



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

AUG 20 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-20-A  
52/5 Old Harford Road, 93' SW of Linsagore Avenue  
7609 Old Harford Road  
9th Election District - 6th Councilmanic  
Petitioner(s): June Stollins, Phillis Brodshoff & Louise Anderson  
HEARING: TUESDAY, OCTOBER 15, 1991 AT 9:00 A.M.

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft.

Zoning Commissioner of  
Baltimore County



111 West Chesapeake Avenue  
Towson, MD 21204

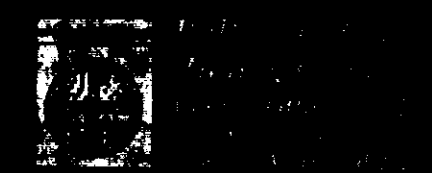
887-3353

AUG 16 1991

COPY

June Stollins, Phillis Brodshoff and Louise Anderson  
c/o Louise Anderson  
1242 Long Green Pike  
Hon Arm, Maryland 21057

RE:  
Case Number: 92-20-A  
52/5 Old Harford Road, 93' SW of Linsagore Avenue  
7609 Old Harford Road  
9th Election District - 6th Councilmanic  
Petitioner(s): June Stollins, Phillis Brodshoff & Louise Anderson  
HEARING: TUESDAY, OCTOBER 15, 1991 at 9:00 a.m.



Cashier, Validator



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 8, 1991

S. Eric DiNenna, Esq.  
409 Washington Avenue, #600  
Towson, Maryland 21204

re: Case Number: 92-20-A

Dear Eric:

This to confirm our telephone conversation wherein you requested postponement of the September 26, 1991 hearing in the above captioned matter. As such, same has been pulled from that day's docket and you will be duly notified of the new hearing date.

Very truly yours,

G. G. Stephens



111 West Chesapeake Avenue  
Towson, MD 21204

COPY

887-3353

AUGUST 2, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

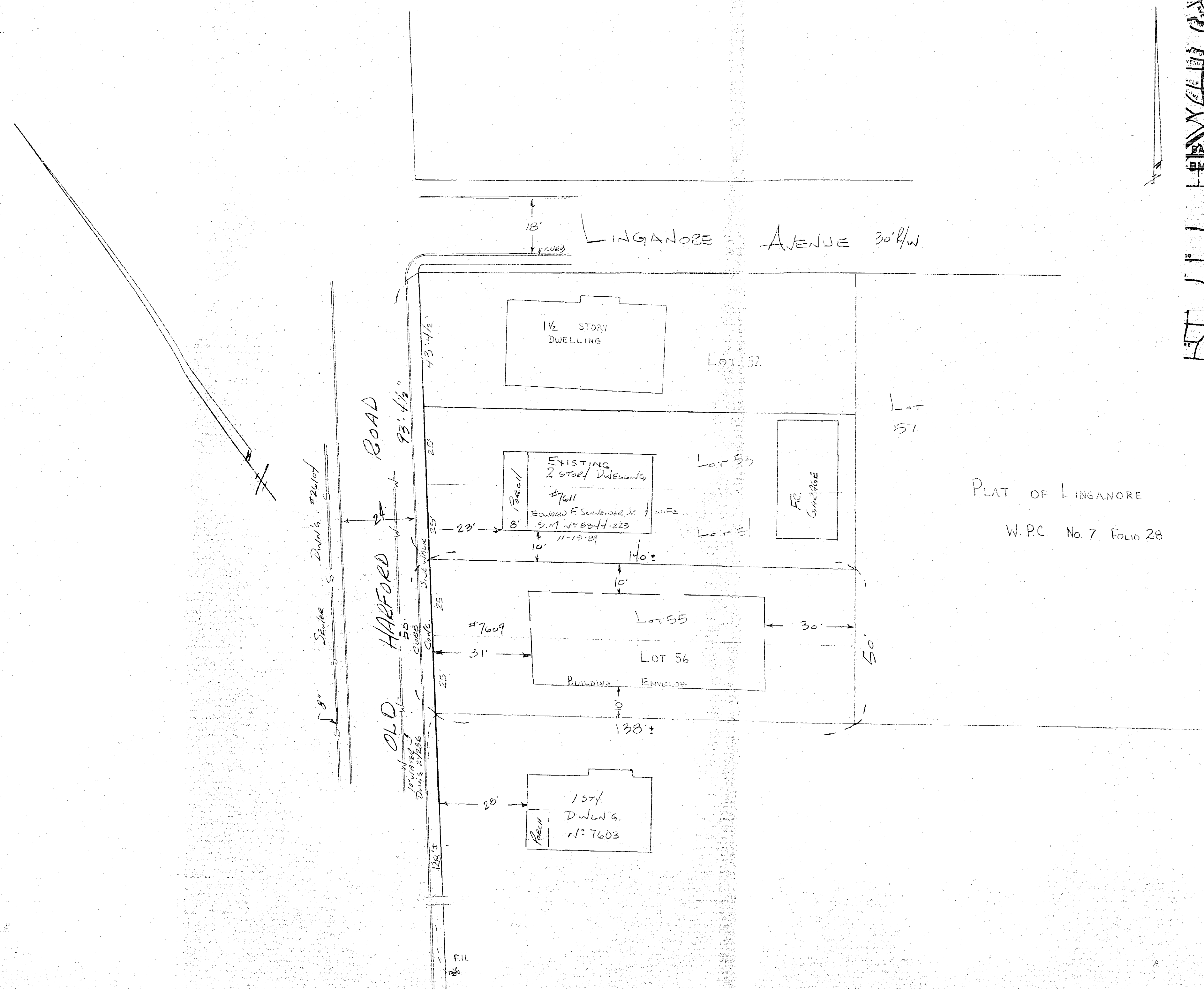
Case Number: 92-20-A  
52/5 Old Harford Road, 93' SW of Linsagore Avenue  
7609 Old Harford Road  
9th Election District - 6th Councilmanic  
Petitioner(s): June Stollins, Phillis Brodshoff & Louise Anderson  
HEARING: THURSDAY, SEPTEMBER 26, 1991 at 9:00 a.m.

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft.

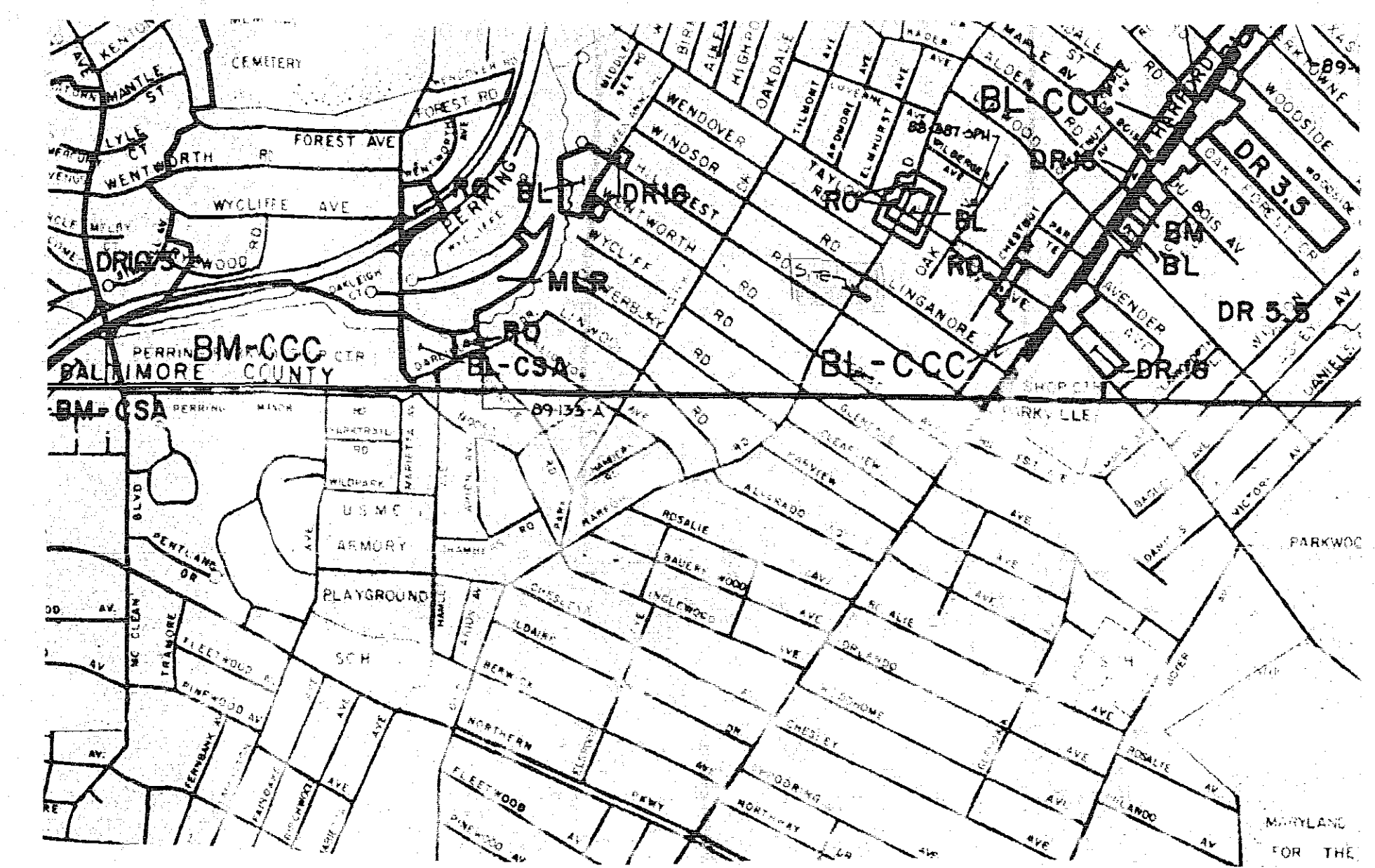
J. Robert Hines  
Zoning Commissioner of  
Baltimore County

cc: June Stollins, et al  
S. Eric DiNenna, Esq.





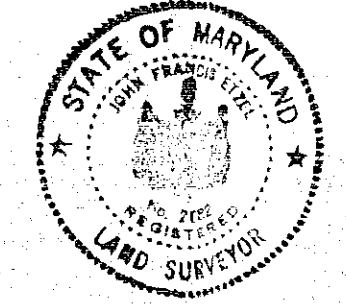
PLAT OF LINGANORE  
W.P.C. No. 7 FOLIO 28



**PETITIONER'S  
EXHIBIT 1**

**92-20-A**

PLAT TO ACCOMPANY PETITION  
FOR  
ZONING VARIANCE FOR LOT  
WIDTH IN DR S.S. ZONE (LOT 55-LOT 56)  
LOT SIZE 50' X 138' X 30' X 140'  
LOT WIDTH REQUIRED 55' (1802 S.C. 1 3022)  
AREA 6,950# DEED REF: E.H.C. & N. 7602-005 (LOT 55-LOT 56)  
PRECESSION DISTRICT - 10th COMMUNITARIAN DISTRICT  
BALTIMORE COUNTY - MARYLAND



SCALE 1"=20'  
GEOLOGICAL, CROSS & ETZEL  
REG. LAND SURVEYORS  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204

**#16**